

Planning Commission Agenda

The City of Sturgis Planning Commission will hold a meeting on Tuesday, March 8, 2016 at 5:30 p.m. in the Lushbaugh Room at the Sturgis Public Library, 1040 Harley-Davidson Way, Sturgis SD.

5:30 Call to order

Approve the Minutes from the February 2, 2016 meeting.

Agenda Items (subject to changes announced at meeting time)

1. Variance and Preliminary Plat – Black Hills Habitat for Humanity 410 7th Street

The applicant is requesting a lot split at 410 7th Street. Due to the narrow frontage on the lot, a variance will be needed in order to make the plat conform to City Ordinance. City Ordinance requires a minimum 50' wide frontage for each lot within the Medium Density zone. If the lot is split, each frontage would be reduced to 33.6'.requiring a 16.4' variance on each of the new lots. It is the developer's intent to construct one shared driveway to serve both lots.

The plat will split Lot 6-K1 into two new lots (6-K1 A and Lot 6-K1 B). The lot is being split to accommodate two new single family homes. If the requested variance is approved, both lots would be conforming for size following the Re-Plat. The final plat will be considered following review of a full site plan.

Action Required: Consider the request for a variance and preliminary plat. Make a recommendation for the variance to the Sturgis City Council for their March 21 meeting.

2. Variance and Re-Plat – Northgate Community Homes 2109 Cooper Loop

Variance for Lot 15, Block 6 of Hillview Subdivision also described as 2109 Cooper Loop. The applicant is requesting permission to re-plat two lots by moving a common lot line. The re-plat will affect two lots (2109 Cooper Loop and 2123 Cooper Loop). By adjusting the common lot line, the re-plat would increase the lot at 2123 Cooper Loop by approximately .14 acres and decrease the lot at 2109 Cooper Loop by .14 acres. The lot line adjustment is being requested to better reflect the actual use of these properties by the two residents. The applicant who lives at 2109 Cooper Loop intends on purchasing the lot through the Northgate Community Homes Housing Program. All parties living/renting both lots are in agreement to the lot line adjustment.

Action Required: Consider the request for a variance and re-plat. Make a recommendation to the Sturgis City Council for their March 21 meeting.

3. Plat – Sturgis Economic Development Corp.

Applicant is requesting a Re-Plat of Lot C2-C located on Mayer Avenue in the Sturgis Industrial Park. The new parcels (C2-D 1.5 acres and C2-E .75 acres) will be used for new business development. The Plat meets all the requirements of the General Industrial zone.

Action Required: Consider the request and make a recommendation to the Sturgis City Council for their March 21 meeting.

4. Plat – Krysti Schulz 2632 – 2636 Moose Drive

The applicant is requesting a re-plat of three lots located along Moose Drive. The owner of the property (Kenneth McIlravy) would like to re-plat the existing three lots into four so townhomes can be constructed. The proposed plat meets all the requirements for the Medium Density Residential Zone.

Action Required: Consider the request and make a recommendation to the Sturgis City Council for their March 21 meeting.

Annual Reviews of ‘Use on Review’ businesses:

Corina Ross – In home daycare located at 1405 Davenport (2/2015)

Mario DeLudos – In home firearms sales/repair located at 1309 Pine View Drive (2/2013)

All other items brought before the Planning & Zoning Commission by the public.